BOX 13
11278

WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence E. Odle AND Melissa McMillan	Clarence E. Odle	33-15-46
(NAME)	(NAME)	
5186 Ashlandcity Hwy	5186 Ashlandcity Hwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37218	Nashville, TN. 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Geneva Myrell Apple, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence E. Odle and Melissa McMillan, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 196 on the map of Primrose Acres Subdivision, Section II, as of record in Book 2900, Page 43, Register's Office for said county described as follows: Beginning at a point in the northerly margin of Campbell Road, corner of Lot No. 196 and Lot No. 197; thence easterly along the margin of said lot 145.75 feet to the beginning of a curve; thence along said curve 37.66 feet to a point in the westerly margin of Hamblen Drive; thence northerly along said margin of said drive 127.39 feet to the common corner of Lots No. 195 and 196; thence westerly along the line between Lots Nos. 196 and 197, 233.5 feet to the point of beginning.

Being the same property conveyed to Geneva Myrell Apple and James R. Apple, by deed of record in Book 5576, Page 955, Register's Office for Davidson County, Tennessee. James R. Apple having since died.

This instrument is executed on behalf of Geneva Myrell Apple by Thomas E. Coplin as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060504-0052195 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 611 Hamblen Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/04/06 14:45 2 pgs
Fees:13.00 Taxes:415.51

20060504-0052196

Witness my hand this 18th day of April, 2006.

Geneva Myrell Apple by Thomas E. Coplin
Geneva Myrell Apple
her Attorney in Fact

STATE OF TN

COUNTY OF DAVIDSON

On this the 18th day of April, 2006, before me personally appeared Thomas E. Coplin, the person who executed the foregoing instrument on behalf of Geneva Myrell Apple and who acknowledged that he executed the same as the free act and deed of the said Geneva Myrell Apple, through Power of Attorney granted Thomas E. Coplin by the said Geneva Myrell Apple.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2006.

Commission expires:

Heidi Jo Clayton
Notary Public

